Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: P/140/17/HH

LOCATION: 25 Gloster Drive
Pagham
PO21 3JH

PROPOSAL: Pitched roof over existing flat roof to front, including new porch area to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to create a pitched roof over the existing front extension, and extend the porch over to the Western flank wall of the existing property.
SITE AREA	Approx. 290sq.m.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open plan to the North and Eastern side, with 1m high fencing to the Western elevation.
SITE CHARACTERISTICS	The site is populated by two storey terraced dwelling with a single storey garage to the Western side.
CHARACTER OF LOCALITY	The area is populated by a mix of housing styles and types.

RELEVANT SITE HISTORY

N/A.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
Parish Council - No objection.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/A.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Pagham Harbour Access Management Zone B

DEVELOPMENT PLAN POLICES

Arun District Local Plan (2003):

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

Publication Version of the Local Plan (October 2014):

D DM1 Aspects of Form and Design Quality

D DM4 Extensions & Alterations to Existing Buildings

D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local

Planning) (England) Regulations 2012.

The Main Modifications to the Arun Local Plan (2011-2031) are presently out for Public Consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Pagham Parish does not have a 'made' neighbourhood plan, but they do have a Village Design Statement which has been considered during the determination of this application. Pagham Neighbourhood plan has reached Reg.14 (pre-submission consultation and publicity), Policy 3 (Housing Design) would be relevant to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The application site is situated within the built up area boundary where the principle of development is acceptable subject to accordance with GEN2 of the adopted local plan. In this case the key policies are considered to be GEN7 and DEV19 of the Arun District Council Local Plan.

DESIGN AND ACCESS STATEMENT
Due to the prominent position of the property, the proposed development is visible from the street scene. Whilst the proposal is deemed to compromise a significant change to the appearance of the host dwelling, it is not considered to have a significantly detrimental impact on the street scene. This is due to its modest scale allowing to have not significantly change the existing spatial pattern of the development. Therefore, the proposal is in accordance with DEV19(v) of the Arun District Council Local Plan and the criteria in "Area 7" of the Pagham Village Design Statement.

The proposed development is deemed to be subservient to the host dwelling, due to its modest scale. Additionally, the proposal has a similar roof slope angle to the existing dwelling, which, along with materials matching the existing dwelling, allows the proposal to appear well integrated with the host dwelling and remain in character with the existing character of the area. Therefore, the proposal is deemed to be in accordance with GEN7(ii), DEV19(i) and (ii) of the Arun District Council Local Plan.

NEIGHBOURING RESDIENTIAL AMENITY
The windows that form part of the roof of the proposal look towards the street scene, and are above 1.7m in height from the internal flood level, so are not considered to give rise to any loss of privacy of adjoining properties. Due to the nature of the proposal it is considered that there may be some possible overshadowing, or overbearing impact on the adjacent property at 23 Gloster Drive. However, this impact is not considered to be significantly detrimental to the residential amenity as the main change experienced by that property relates to the impact of the modest sloped roof.

The proposal is not deemed to have a significantly detrimental impact on the neighbouring residential amenity of adjoining properties, in accordance with GEN7(iv) and DEV19(iii) of the Arun District Council Local Plan.

SUMMARY
The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with the following approved plans:

- New porch and internal alterations - Site and Location Plans - September 2017 - 1715/00

- New porch and internal alterations - Existing and proposed floor plans - September 2017 - 1715/02

- New porch and internal alterations - Existing and proposed floor plans - 1715/01 - Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.